



**TOTAL EXTENT (LEAST EXTENT AS PER PATTA) : 8900 SQ.M**  
**ROAD AREA : 2755 SQ.M**  
**PUBLIC PURPOSE AREA (1%) : 63 SQ.M**  
(P.P-1 HANDED OVER TO THE LOCAL BODY (0.5%) - 32 SQ.M  
(P.P-2 HANDED OVER TO THE TANGEDCO (0.5%) - 31 SQ.M  
**NO.OF.PLOTS : 69 Nos.**

**NOTE:**

1. SPLAY - 1.5M X 1.5M, 3.0M X 3.0M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION.
3. WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.17575/2019, DATED: 13.12.2019, @ SRO AVADI.
4. WAS HANDED OVER TO THE TANGEDCO VIDE GIFT DEED DOCUMENT NO.2806/2020, DATED: 02.03.2020, @ SRO AVADI.

**CONDITIONS :**

- (I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE,WRD,CHENNAI REGION, CHEPAUK , CHENNAI -5. LETTER NO.DB / T5 (3) / F - ANNAMBEDU VILLAGE - I & C / 2019 / M / 10.10.2019. ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)
- 1.The process of earth filling and compaction should be done in layers of not more than 0.30m depth to achieve the required degree of compaction and the applicant land should be raised to a level of (+) 22.000m.
- 2.The all round pavement level within site should not be less than of (+) 22.000m.
- 3.The applicant should clearly demarcate the boundary of their lands as per revenue records without any encroachment before the commencement of any developmental activities in the presence of the Revenue and PWD/WRD authorities. PWD/WRD is giving opinion only in connection with the Inundation & Construction of Culvert and does not deliver any right to the applicant to encroach the PWD/ Government Lands.
- 4.The PWD/WRD., will not be held responsible for the Structural Stability, safety and soundness of the building proposed by the applicant specifically recommend only for Construction of Culvert & Inundation point of view. The applicant should construct the proposed RCC Box Culvert at their own cost. They are solely responsible for the structural safety and stability of the proposed culvert at any cost and PWD/WRD will not be held responsible for design and drawing adopted for proposed construction of RCC Box Culvert.
- 5.The applicant should not carry out any other cross masonry structures across the channel without prior permission from PWD/WRD.
- 6.The PWD/WRD officers should be allowed to inspect the site at any time during execution and thereafter. Advance intimation should be given to the PWD/WRD officers concerned before commence of work.
- 7.The proposed RCC Box Culvert- 1 No. of size mentioned above across the Channel in S.F. No. 568/2, so as to across the site S.F. No. 569/8 to 568/3 within the applicants lands for temporary occupation of three years.
- 8.Based on the Hydraulic particulars, the design and drawings of the proposed RCC Box Type Culvert should be obtained from the Qualified Structural Design Engineer and the same should be submitted to The Executive Engineer, PWD, WRD, Kosasthalaiyar Division, Thiruvallur District, for getting approval before the commencement of work.
- 9.The work schedule and completion of the above proposal should be informed to The Executive Engineer, PWD, WRD, Adyar Division, Kanchipuram for monitoring. The PWD/WRD officials should be allowed to inspect site at any time during execution and after completion of project also.
- 10.The proposed RCC Box Culvert should be monitored and maintained by the applicant at their own cost. The width of the channel should be maintained without encroaching as per revenue records and should maintain the hydraulic parameters of the field channel without any change.

Failing to comply with any of the above conditions, PWD/WRD reserves the rights to withdraw the report on construction of culvert across field channel in the above survey number & as well as on inundation point of view and in that event, the applicant shall not be eligible for any compensation what so ever.

(II)LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB / T5 (3) DB / T5 (3) / F - ANNAMBEDU VILLAGE - I & C / 2019 / M / 10.10.2019. AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

**(III) TNCDBR - 2019, RULE NO. 47(8)**

ONE PERCENT OF LAYOUT AREA EXCLUDING ROADS, ADDITIONALLY,SHALL BE RESERVED FOR "PUBLIC PURPOSE" WITHIN THE ABOVE CEILING 0.5% OF AREA SHALL BE TRANSFERRED TO THE LOCAL BODY AND 0.5% OF AREA SHALL BE TRANSFERRED TO THE TANGEDCO FREE OF COST THROUGH A REGISTERED GIFT DEED BEFORE THE ACTUAL SANCTION OF THE LAYOUT.

**(IV) TNCDBR RULE NO : 47 (11)**

THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY,THE LOCAL BODY AND TAMIL NADU ELCTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

© NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT IN EVERY PLOT.

**LEGEND :**

- SITE BOUNDARY
- ROADS GIFTED TO LOCAL BODY
- EXISTING ROAD
- CHANNEL
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO TANGEDCO
- NO DEVELOPMENT AREA

This Planning Permission Issued under New Rule TNCDBR.2019 is subject to final outcome of the W.P(MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

**CONDITION:**  
**THE LAYOUT APPROVED IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED.**

**P.P.D NO : 32**  
**L.O 2020**

**APPROVED**

**VIDE LETTER NO : L1 / 12787 / 2019**

**DATE : 13 / 05 / 2020**

**OFFICE COPY**

**FOR MEMBER SECRETARY  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY**

**POONAMALLEE PANCHAYAT UNION**  
**LAYOUT OF HOUSE SITES IN S.No.568/3 OF ANNAMBEDU VILLAGE. (HAMLET OF THIRUNINDARVUR-B VILLAGE.)**

SCALE-1:800 (ALL MEASUREMENTS ARE IN METRE)

